

OWNER'S CERTIFICATE (PARCEL D TAX PARCEL 2321100001D)

THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 1A, LOTS 58 -77 & LOTS 124 TO 151 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR CANDLE DEVELOPMENT, LLC

8-4-15
DATE

R.H. Henderson
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County
TO-WIT:

I, Julie Ann Raiford A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 4 DAY OF August, 2015.

MY COMMISSION EXPIRES September 30, 2018

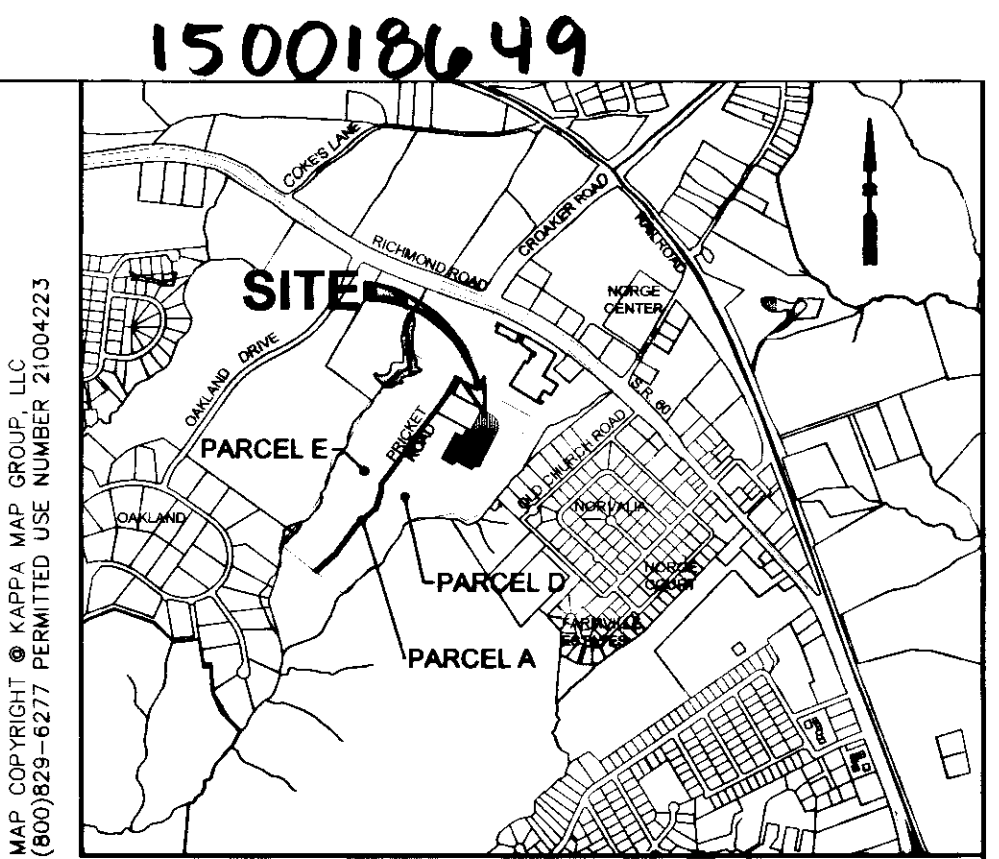
Julie Ann Raiford
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 292846



GENERAL NOTES

- PROPERTY AS SHOWN IS A PORTION OF:
PID: 2321100001D = #7551 RICHMOND ROAD
- PROPERTY AS SHOWN IS CURRENTLY ZONED "PUD" - PLANNED UNIT DEVELOPMENT, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NOS. Z-0008-2014/MP-0004-2014, APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 23, 2015.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- AREAS ARE COMPUTED TO CENTERLINE STREAM, OR ALONG MEAN LOW WATER AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE. WETLANDS LOCATIONS WERE DELINEATED BY KERR ENVIRONMENTAL GROUP, CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0110C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ALL AREAS ON THIS SITE ARE ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ELEVATION.
- ON APRIL 1, 2009, AS PART OF THE PLANNING COMMISSION CONSIDERATION OF CASE Z-0003-2008/MP-0003-2008, A REQUEST TO MODIFY THE SETBACK REQUIREMENTS PER THE ZONING ORDINANCE SECTION 24-523 (b) SUBJECT TO THE CRITERIA OUTLINED IN SECTION 24-523 (c) (1) WAS APPROVED BY THE PLANNING COMMISSION.
- PER SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- ACCORDING TO SECTION 24-523 OF THE ZONING ORDINANCE THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT, PUD, OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.



LOCATION MAP SCALE: 1"=2000"

REFERENCES:

D.B. 24, PG.455	P.B. 32, PG.57
D.B. 121, PG.223	P.B. 40, PG.01
D.B. 189, PG.396 & 400	P.B. 68, PG. 74
D.B. 285, PG.204	VDOT PROJ. 179, SHEETS 14 & 15
D.B. 425, PG.483	VDOT PROJ. 0060-047-101, R/W 203
D.B. 498, PG.77	INSTR. 980004426
D.B. 541, PG.60	INSTR. 980005966
D.B. 552, PG.845	INSTR. 110013115
D.B. 622, PG.321	INSTR. 110002458
D.B. 635, PG.621	INSTR. 110011761
P.B. 21, PG.31	INSTR. 130023361

JCC CASE NO. S-0020-2015, PHASE 1A (48 LOTS)

AREA OF RESIDENTIAL LOTS	91,390 S.F.	2.098 AC.±
AREA OF PRIVATE RIGHT-OF-WAY	51,414 S.F.	1.180 AC.±
AREA OF PRIVATE DRIVE	5,229 S.F.	0.120 AC.±
AREA OF COMMON OPEN SPACE	13,281 S.F.	0.305 AC.±
TOTAL AREA SUBDIVIDED	161,314 S.F.	3.703 AC.±

JCC CASE NOS. S-0047-2012 AND S-0020-2015, PHASE 1 AND PHASE 1A (72 LOTS)

TOTAL AREA OF RESIDENTIAL LOTS	135,760 S.F.	3.117 AC.±
TOTAL AREA OF PUBLIC RIGHT-OF-WAY	23,940 S.F.	0.549 AC.±
TOTAL AREA OF PRIVATE RIGHT-OF-WAY	81,740 S.F.	1.876 AC.±
AREA OF PRIVATE DRIVE	5,229 S.F.	0.120 AC.±
AREA OF COMMON OPEN SPACE	13,281 S.F.	0.305 AC.±
TOTAL AREA SUBDIVIDED (PH. 1 & 1A)	259,950 S.F.	5.967 AC.±
REMAINING AREA (PARCELS A, D AND E)	2,610,834 S.F.	59.937 AC.±

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett 06/26/15
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Carroll D. Rice 9/23/15
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

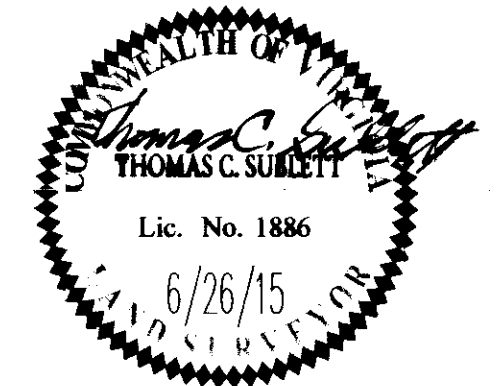
CERTIFICATION OF SOURCE OF TITLE - PID: 2321100001D
THE PROPERTY SHOWN AS PARCELS D & E WERE CONVEYED FROM CROAKER INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CANDLE DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 2006, AND RECORDED JUNE 27, 2006 AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

2 Large/Small Plat(s) Recorded
herewith as # 150018649

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29th DAY OF September, 2015
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:22 AM/PM
INSTRUMENT # 150018649
TESTE: *Jerry Storey DC*
BETSY B. WOOLRIDGE, CLERK

REF: JCC S-0020-2015

Rev.	Date	Description	Revised By
1	6/26/15	REVISION PER JCC COMMENTS DATED JUNE 2016	JAG



LAES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23108
Phone: (757) 253-9340
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

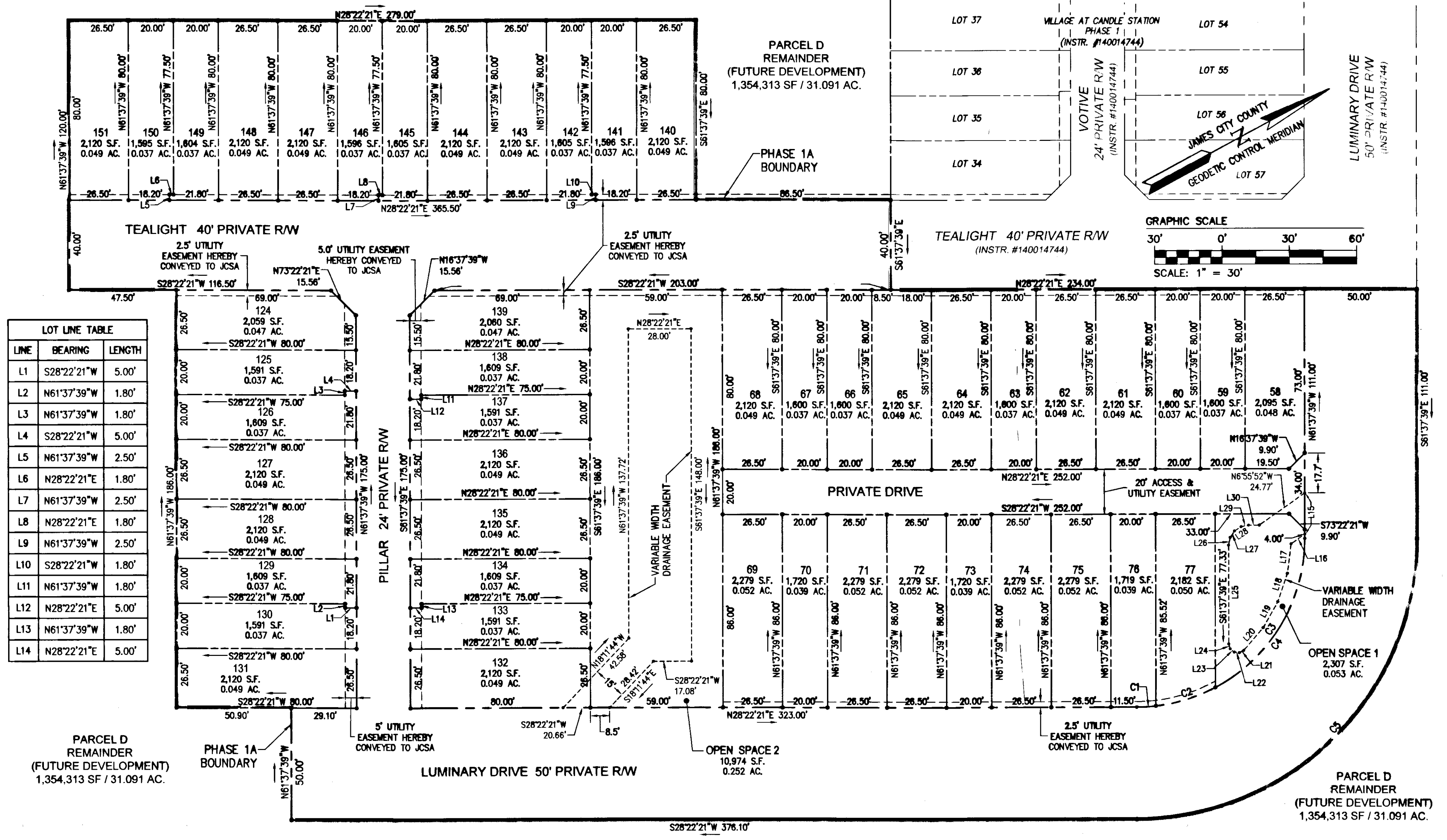
PLAT OF SUBDIVISION
**VILLAGE AT CANDLE STATION
PHASE 1A, LOTS 58-77 & LOTS 124-151**
FOR: CANDLE DEVELOPMENT, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS	
Project Number: W10059-00	
Scale: NA	Date: 5/28/15
Sheet Number	
1 of 2	

150018649

EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L15	S61°37'39"E	18.38'	L19	S32°00'37"E	13.28'	L23	S68°11'34"W	2.30'	L27	N27°52'39"W	3.51'
L16	S6°55'52"E	7.47'	L20	S20°57'50"E	13.28'	L24	N78°21'15"W	2.30'	L28	N5°22'39"W	3.51'
L17	S54°21'01"E	13.29'	L21	S17°12'12"W	2.30'	L25	N61°37'39"W	43.90'	L29	N17°07'21"E	3.51'
L18	S43°03'33"E	13.29'	L22	S34°44'23"W	2.30'	L26	N50°22'39"W	3.51'	L30	N28°22'21"E	4.79'

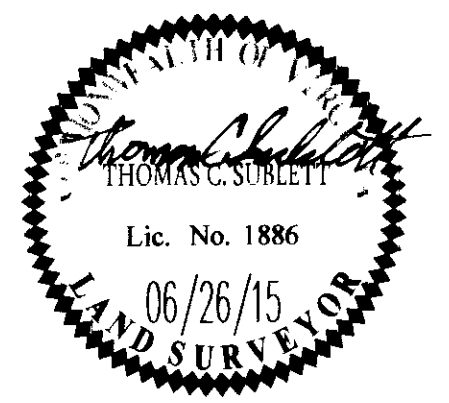
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	6°30'27"	75.00'	8.52'	4.26'	8.51'	N25°07'07"E
C2	21°18'38"	75.00'	27.90'	14.11'	27.74'	N11°12'35"E
C3	62°10'55"	75.00'	81.40'	45.23'	77.46'	N30°32'12"W
C4	90°00'00"	75.00'	117.81'	75.00'	106.07'	N16°37'39"W
C5	90°00'00"	125.00'	196.35'	125.00'	176.78'	S16°37'39"E



LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°22'21"W	5.00'
L2	N61°37'39"W	1.80'
L3	N61°37'39"W	1.80'
L4	S28°22'21"W	5.00'
L5	N61°37'39"W	2.50'
L6	N28°22'21"E	1.80'
L7	N61°37'39"W	2.50'
L8	N28°22'21"E	1.80'
L9	N61°37'39"W	2.50'
L10	S28°22'21"W	1.80'
L11	N61°37'39"W	1.80'
L12	N28°22'21"E	5.00'
L13	N61°37'39"W	1.80'
L14	N28°22'21"E	5.00'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9-29-2015
 at 9:12 AM/PM, PG
 Document # 150018649
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

Rev.	Date	Description	JAG
1	6/26/15	REVISION PER JCC COMMENTS DATED JUNE 2016	JAG



AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

PLAT OF SUBDIVISION
VILLAGE AT CANDLE STATION
 PHASE 1A, LOTS 58-77 & LOTS 124-151
 FOR: CANDLE DEVELOPMENT, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS
 Project Number: W10059-00
 Scale: 1"=30'
 Date: 5/26/15
 Sheet Number: 2 of 2